

Message Text

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ACTION FBO-06

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FM AMEMBASSY MEXICO

TO SECSTATE WASHDC 5454

UNCLAS MEXICO 0045

E.O. 11652: N/A

TAGS: ABLD, MX

SUBJ: MINOR IMPROVEMENTS, PROPERTY 06128

1. IN VIEW UNEXPECTED VACANCY OF SOR PROPERTY06128 BROUGHT ABOUT BY CURRENT OCCUPANT'S RECENTLY ANNOUNCED PLANS TO RETIRE EFFECTIVE JANUARY 31, 1975, WE WISH TO PROCEED AS SOON AS POSSIBLE WITH CERTAIN MINOR IMPROVEMENTS DESIGNED TO ENHANCE THIS PROPERTY'S REPRESENTATIONAL ASPECTS AND INCREASE ITS LIVABILITY. BY WAY OF BACKGROUND, WE HAVE RE-EVALUATED EARLIER TENTATIVE PLANS TO CONSIDER SALE OF THIS PROPERTY WITH INTENTION OF REPLACING IT IN LIGHT STATEMENTS MADE TO US BY HIGH LEVEL OFFICIAL OF FOREIGN RELATIONS SECRETARIAT CASTING DOUBT ON USG'S ABILITY, BECAUSE OF MEXICAN CONSTITUTIONAL BARS, TO PURCHASE IN FEE SIMPLE REAL PROPERTY INTENDED FOR USE OTHER THAN AMBASSADOR'S RESIDENCE OR OFFICE BUILDINGS. WE NOW BELIEVE IT ADVISABLE TO ACCOMPLISH MINIMUM MINOR IMPROVEMENTS, MAINTAIN PROPERTY IN GOOD STATE OF REPAIR AND DEFER ANY PLANS TO SELL OVER NEAR TERM. WE EXPECT PROSPECTIVE NEW TENANT TO OCCUPY THE HOUSE FOR FOUR FULL YEARS. FYI: TO DATE THIS FY WE HAVE SPENT ABOUT \$3400 TO REINFORCE LIVING ROOM AND DINING ROOM FLOORS AND TO CARRY OUT OTHER MAINTENANCE AND REPAIR ACTIVITIES. END FYI.

2. THREE AREAS OF THE HOUSE ARE IN CLEAR NEED OF IMPROVEMENT. FIRST, THE KITCHEN, WHICH WAS JURY-RIGGED WHEN IT WAS "MOVED" FROM THE BASEMENT TO THE GROUND FLOOR AT TIME HOUSE WAS ACQUIRED, PROVIDES INADEQUATE WORK AND STORAGE SPACE. IT SHOULD BE REMODELED AND ENLARGED. SECOND, THE BATHROOMS IN

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THE HOUSE NEED MDERNIZING. FIXTURES ARE OLD, BEGINNING TO

DETERIORATE AND, BECAUSE OF THEIR AGE, REPLACEMENT PARTS ARE ALMOST IMPOSSIBLE TO LOCATE. THIRD, BEDROOM LAYOUT IS UNSATISFACTORY FROM STANDPOINT OF GUEST ACCOMMODATION (AND AT TODAY'S INFLATED HOTEL PRICES IT IS CLEARLY IN USG INTEREST TO PUT UP OFFICIAL VISITORS IN OUR OWN PROPERTIES WHENEVER WE CAN). SOME SIMPLE SPACE REALIGNMENT WOULD PERMIT CREATION OF SEPARATE MASTER AND GUEST SUITES WITH PRIVACY FOR ALL WHICH IS TOTALLY LACKING NOW. FINALLY, WE BELIEVE IT WOULD BE A GOOD IDEA TO HAVE PROFESSIONAL EVALUATION OF WIRING SYSTEM IN CONNECTION WITH FOREGOING. WE DO NOT EXPECT TO FIND TROUBLE, BUT IT WOULD BE PRUDENT TO TAKE PREVENTIVE ACTION, IF INDEED IT IS NECESSARY.

3. IN VIEW ACKNOWLEDGED EXPERTISE AND FAMILIARITY WITH FBO STANDARDS AND PRACTICES, WE PROPOSE APPROACH DESIGN FIRM OF INARCO, S.C., WITH REQUEST THAT THEY SURVEY PROPERTY AND DO THE REQUIRED DESIGN WORK. BASED ON THEIR RESULTS, WE WOULD THEN GO TO BID FOR NECESSARY CONSTRUCTION WHICH, WITH POSSIBLE EXCEPTION OF KITCHEN REMODELING, SHOULD BE SIMPLE IN NATURE. WE WOULD BE SURPRISED IF ENTIRE PROJECT REACHED \$10,000 LEVEL, BUT WITHOUT MORE DEFINITIVE DESIGN INPUT ILOIS DIFFICULT TO ESTIMATE COSTS REALISTICALLY.

4. ACTION REQUESTED: TELEGRAPHIC APPROVAL TO OBTAIN NECESSARY DESIGN SERVICES FROM INARCO, S.C. AND REFINED COST ESTIMATES PRELIMINARY TO SEEKING BIDS FOR NECESSARY CONSTRUCTION.

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